PT SW1/4 OF NW1/4 OF
SEC 3-1N-25E IN OR 2573/981

GALLEGOS PRISCILA CARMONA &/BALOG MICHAEL
54807 CRAVEY ROAD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

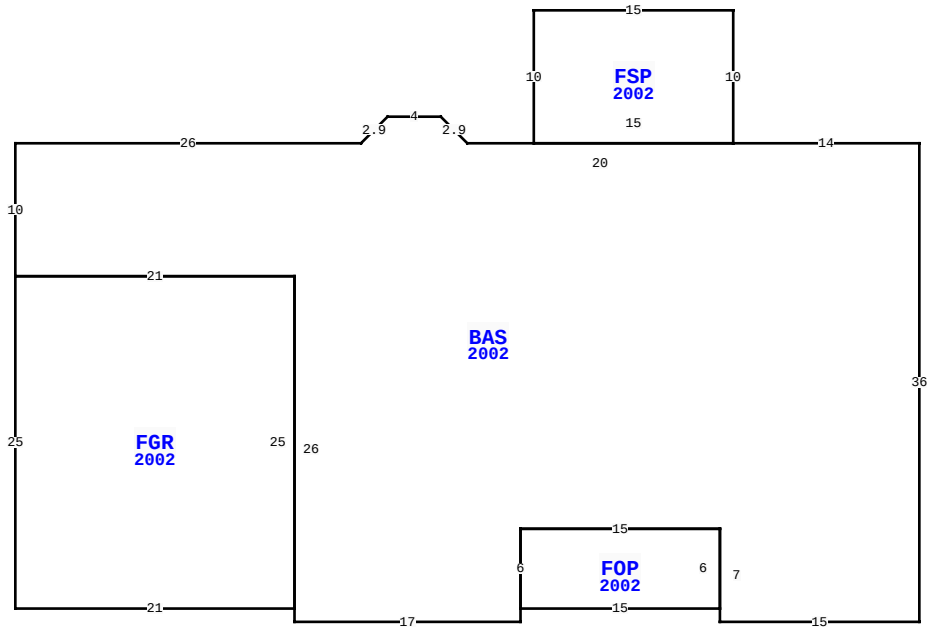
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	2002	1,809	242,412
FGR	525	55	2002	289	38,727
FOP	90	30	2002	27	3,618
FSP	150	40	2002	60	8,040
TOTALS	2,574			2,185	292,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,185	106.8200	148.48	324,429	2002	2012	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2023 Heated Area: 1809 HX Base Yr 2023



54807 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		292,797
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		347,797
SOH/AGL Deduction		18,257
ASSESSED VALUE		329,540
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,129
TOTAL JUST VALUE		347,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,380

EYB ADJSTD FOR NEW METAL ROOF + BATH REMODELING (P

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003187	REPAIR/RRF	15,000	03/10/2023
E11854	CHNGE SRVC	0	10/01/2003
E10099	NEW CONSTR	3,000	07/01/2002
B9796	NEW CONSTR	129,069	06/01/2002
R4194	REPAIR/RRF	6,000	06/01/2002
M951372	H/AC	900	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0981	6/27/2022	WD	Q	I	01	405,000
GRANTOR: LEE MATTHEW B & MELOD						
GRANTEE: GALLEGOS PRISCILA C						
2005/1227	9/28/2015	WD	Q	I	01	200,000
GRANTOR: WITCHER DELORES E						
GRANTEE: LEE MATTHEW B & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W14 W20 U2L2 W4 D2L2 W26 S10 E21 S26
E17 N1 N6 E15 S7 E15 N36 $
FGR=[YR=2002;ORIG=-68,10] S25 E21 N25 W21 $
FSP=[YR=2002;ORIG=-14,0] N10 W15 S10 E15 $
FOP=[YR=2002;ORIG=-30,35] E15 N6 W15 S6 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	50,000.00	50,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS